

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0083 - North Lamar Mobile Home Park

DISTRICT: 4

ZONING FROM: CS- NP, SF-3-NP

TO: MH-NP

ADDRESS: 8105 Research Boulevard

SITE AREA: 7.1973 acres (313,514 sq. ft.)

PROPERTY OWNER: NL Austin MHP, LLC

APPLICANT/AGENT: City of Austin – Planning and Zoning Department (Sherri Sirwaitis)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends MH, Mobile Home Residence District, zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 11, 2019

CITY COUNCIL ACTION:

June 20, 2019

ORDINANCE NUMBER:

ISSUES: N/ACASE MANAGER COMMENTS:

In recent years, multiple mobile home parks have been closed or slated for redevelopment. Thereby, displacing families who no longer have an affordable housing option within the city. On August 23, 2018, the City Council passed a resolution (Please see Resolution No. 20180823-078 - Attachment A) directing the staff to initiate cases for properties currently being used as mobile home residence parks or mobile home subdivisions to zone/rezone the properties to the MH, Mobile Home Residence District, in an effort to reduce mobile park tenant displacement.

The property in question is 7+ acre lot that is developed with a mobile home park. To the north there are single-family residences. The lots to the south are developed with an automotive sales use (Covert Chrysler Dodge Jeep Ram). To the east there are office warehouse uses and a convenience storage use (Public Storage). The tract of land to the west is developed with a retail sales use (Archery Country) and a taxidermy facility.

The site under consideration is located in the North Austin Civic Association Planning Area. The Future Land Use Map calls for mobile home land use for this tract (Exhibit D).

The staff is recommending MH, Mobile Home Residence District, zoning at this location as it is compatible with the surrounding uses and it will bring the existing mobile home park use into conformance with the land development code regulations. The current CS-NP zoning category does not permit mobile home residences.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Mobile Home Residence district is intended to provide locations for development of mobile home residence parks and mobile home subdivisions, with standards that ensure a residential environment and compatibility with adjoining family residence neighborhoods.

2. *Zoning should allow for reasonable use of the property.*

The proposed MH zoning will bring the existing use on the site into conformance with land development code use regulations.

3. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

The City Council passed Resolutions No. 20180823-078 and 20180920-096 in order to identify and direct the staff to initiate the zoning/rezoning process for properties

that contain a mobile home residence park or mobile home subdivision use to the correct MH, Mobile Home Residence District zoning category.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-NP, SF-3-NP	Mobile Home Park
<i>North</i>	SF-3-NP	Single-Family Residences
<i>South</i>	CS-NP	Automotive Sales (Covert Chrysler Dodge Jeep Ram)
<i>East</i>	CS-CO-NP, CS-NP	Office/Warehouse (North Austin Rock Gym, Luxury Auto Works), Convenience Storage (Public Storage)
<i>West</i>	CS-CO-NP	Retail Sales (Archery Country), Taxidermy

NEIGHBORHOOD PLANNING AREA: North Austin Civic Association Neighborhood Plan

TIA: N/A

WATERSHED: Little Walnut Creek

SCHOOLS: Austin I.S.D.

Brown Elementary
Webb Middle School
Lanier High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Inner City Alliance
Austin Neighborhoods Council
Bike Austin
Friends of Austin Neighborhoods
Georgian Acres Neighborhood Association
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
North Austin Civic Association
North Austin Civic Association Neighborhood Plan Contact Team
North Growth Corridor Alliance
North Lamar/Georgian Acres Combined Neighborhood Plan Contact Team
SELTEXAS
Shoal Creek Conservancy
Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0059 (8130 North Lamar)	CS-NP to CS-MU-NP	7/14/15: Approved staff recommendation of CS-MU-NP zoning on consent (12-0); J. Stevens-1 st , J. Schissler-2 nd .	8/13/15: Approved CS-MU-NP zoning on 1 st reading (11-0); L. Pool-1 st , D. Zimmerman-2 nd . 12/15/15: Approved CS-MU-NP combining district zoning on 2 nd /3 rd readings (10-0, A. Kitchen-off dais); S. Gallo-1 st , P. Renteria-2 nd .
C14-2009-0044 (The Fault: 8002 Research Boulevard South Bound)	CS-MU-NP to CS-1-MU-NP	7/14/09: Approved staff's recommendation of CS-1-MU-NP (7-0); J. Reddy-1 st , D. Anderson-2 nd .	7/23/09: Approved PC rec. of CS-1-MU-NP on first reading (4-3, Morrison, Riley, and Shade-Nay); B. Spelman-1 st , S. Cole-2 nd . 8/2009: Approved CS-1-MU-NP on 2 nd reading (4-3; Shay, Morrison, and Riley-Nay) 8/27/09: Approved CS-1-MU-NP on 3 rd reading (4-3; Shay, Morrison, and Riley-Nay)
C14-07-0007	CS-NP to CS-CO-NP (to allow a Neighborhood Center Special Use on this site and to apply a conditional overlay limiting the property to less than 2,000 vehicle trips per day)	3/13/07: Approved staff's rec. with added conditions (8-0)	4/12/07: Approved PC rec. of CS-CO-NP zoning (6-0); all 3 readings
C14-04-0004	Crestview/Wooten Neighborhood Plan Combining District Rezonings	2/10/04: Approved staff's rec. of NP (6-0)	3/04/04: Approved on 1 st reading (6-0) 4/01/04: Approved as granted on 1 st reading, with noted exceptions (6-0); 2 nd /3 rd readings
C14-01-0012	SF-3 to CS	3/27/01: Approved staff's rec. of CS-CO, the conditional overlay will limit the site to less than 2,000 vehicle trips per day (9-0)	4/26/01: Approved CS-CO zoning with conditions (7-0); all 3 readings

RELATED CASES: C14-01-0037 (North Austin Civic Association Neighborhood Plan Combining District Rezonings)

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
US Highway 183/ Research Boulevard	355 feet 40 ft. (frontage road)	40 ft. (frontage road)	Highway	Yes	Yes	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

CS-NP; SF-3 to MH

This is a city initiated rezoning case. In August 2018, City Council directed staff via a resolution to rezone twenty mobile home parks to Zone MH (Mobile Home) in an effort to preserve existing mobile home parks and communities. In recent years, several mobile home parks have been shut down to make way for new commercial or market rate residential development, displacing hundreds of families who no longer have an affordable housing option within the city.

Regarding this specific case, the subject property is located on the east side of Research Boulevard, on a tract of land that is approximately 7.19 acres in size, which contains an existing mobile home park. The property is located within the boundaries of the North Austin Civic Association Neighborhood Planning Area (NACANP). Surrounding land uses include to the north single-family housing and a condominium complex; to the south is a large auto dealership and a variety of commercial uses; to the east is a commercial gym, a moving company, an apartment complex, a used car business, and a variety of commercial uses; and to west is US Highway 183, and a variety of auto-centric commercial uses.

Connectivity

The Walkscore for this area is **46/100, Car Dependent**, meaning most errands require a car. Despite this low Walkscore, there is a public sidewalk located along the east side of Research Boulevard. The North Lamar Cap Metro Transit Center is also located 1,000 feet from the entrance of this mobile home park, offering an above average mobility option for residents in the area.

North Austin Civic Association Neighborhood Planning Area (NACANP)

The NACANP Future Land Use Map designates this portion of the planning area as Mobile Home (MH), which is defined as areas reserved for mobile home residence parks and mobile home subdivisions. Zone MH is permitted in this land use district.

There are no specific policies or recommendations in the NACANP that refer to maintaining or increasing affordable housing in the planning area.

Imagine Austin

The project is not located not located by an Activity Center or along an Activity Corridor. The following IACP policies are applicable to this project:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **LUT P6.** Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.
- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

The Austin Strategic Housing Blueprint, which is an amendment to Imagine Austin, includes goals for affordable housing in every City Council district. Some of these goals include: (1) preventing households from being priced out of the Austin; (2) providing an affordable housing choice; and (3) protecting diverse communities. The subject property is near a transit center, providing residents above average mobility options to access nearby goods and services. This goal to 'Develop and Maintain Household Affordability Throughout Austin' and thus this project supports the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located

540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

MH Zoning:

A mobile home park must provide a minimum of 4,500 square feet of site area for each dwelling unit.

A mobile home must have a minimum street yard of at least 25 feet in length, and minimum interior yard at least 15 feet in length. A mobile home space may not be placed in a street yard.

A park must provide direct access to a public street with a right-of-way at least 60 feet wide.

A mobile home space must contain a minimum area of 2,500 square feet that is adjacent to an internal street designed to provide adequate space for moving a mobile home into and out of the space.

At least one parking space must be located on each mobile home space. A required off-street parking space that is not located on a mobile home space may be located in a common parking area. Common parking areas shall be located throughout the park to provide reasonable and convenient access to all mobile home spaces.

A mobile home and an attached accessory structure must be located at a distance of at least 10 feet from another mobile home or other structure.

A mobile home stand must be separated from the pavement of an internal street, common parking area, or other common areas by a minimum distance of 10 feet.

Except where the boundary of the park abuts a public right of way or the boundary of the park abuts another mobile home development, a barrier that is at least six feet high shall be erected and maintained along all boundaries of the park.

A park must contain a minimum of 300 square feet of open space for each dwelling unit, with at least 150 square feet being located on each mobile home space. Open space that is not located on a mobile home space may be located in common open space areas distributed throughout the park in a manner that provides reasonable and convenient access to each mobile home space.

The maximum height of a structure shall be 35 feet.

FYI: This site is located in the North Austin Civic Association Neighborhood Planning Area.

Transportation

Per resolution 20180823-078 the City of Austin has undergone an initiative to rezone existing mobile home parks to their appropriate zoning of MH.

Additional right-of-way maybe required at the time of subdivision and/or site plan.

Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.




Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. City Council Resolutions
- D. North Austin Civic Association FLUM



 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING CASE#: C14-2019-0083

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 5/29/2019



 SUBJECT TRACT

NL Austin MHP

LOCATION: 8105 Research Blvd
 SUBJECT AREA: 7.1973 Acres
 GRID: K29
 MANAGER: Sherri Sirwaitis



1" = 300'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESOLUTION NO. 20180823-078

WHEREAS, City of Austin has a goal of providing a diversity of housing types; and

WHEREAS, mobile home parks can provide affordable, market-rate housing options for working class families; and

WHEREAS, mobile home parks, historically, are seen by some communities as an undesirable use, which has led to discriminatory and exclusionary zoning policies; and

WHEREAS, multiple mobile home parks have been closed or slated for redevelopment in recent years, leading to tenants being displaced, including tenants at Cactus Rose Mobile Home Park and Thrasher Lane Mobile Home Park; and

WHEREAS, there are approximately 37 mobile home parks in Austin, yet a majority are not zoned mobile home residence (MH) district, including mobile home parks located in neighborhood planning areas, so a change to mobile home residence (MH) district zoning would require a zoning change and a Future Land Use Map (FLUM) amendment; and

WHEREAS, zoning mobile home parks to mobile home residence (MH) district will reduce the risk of mobile home park tenant displacement; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates the rezoning and where appropriate, FLUM amendments, of the following properties:

(1) North Lamar Mobile Home Park located at 8105 Research Boulevard, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district and single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(2) Frontier Valley Mobile Home Park located at 1430 Frontier Valley Drive, Austin, Texas, from single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district; and

(3) Comfort Mobile Home Park located at 7307, 7401, and 7403 East Riverside Drive, Austin, Texas, from East Riverside Corridor (ERC) district to mobile home residence (MH) district.

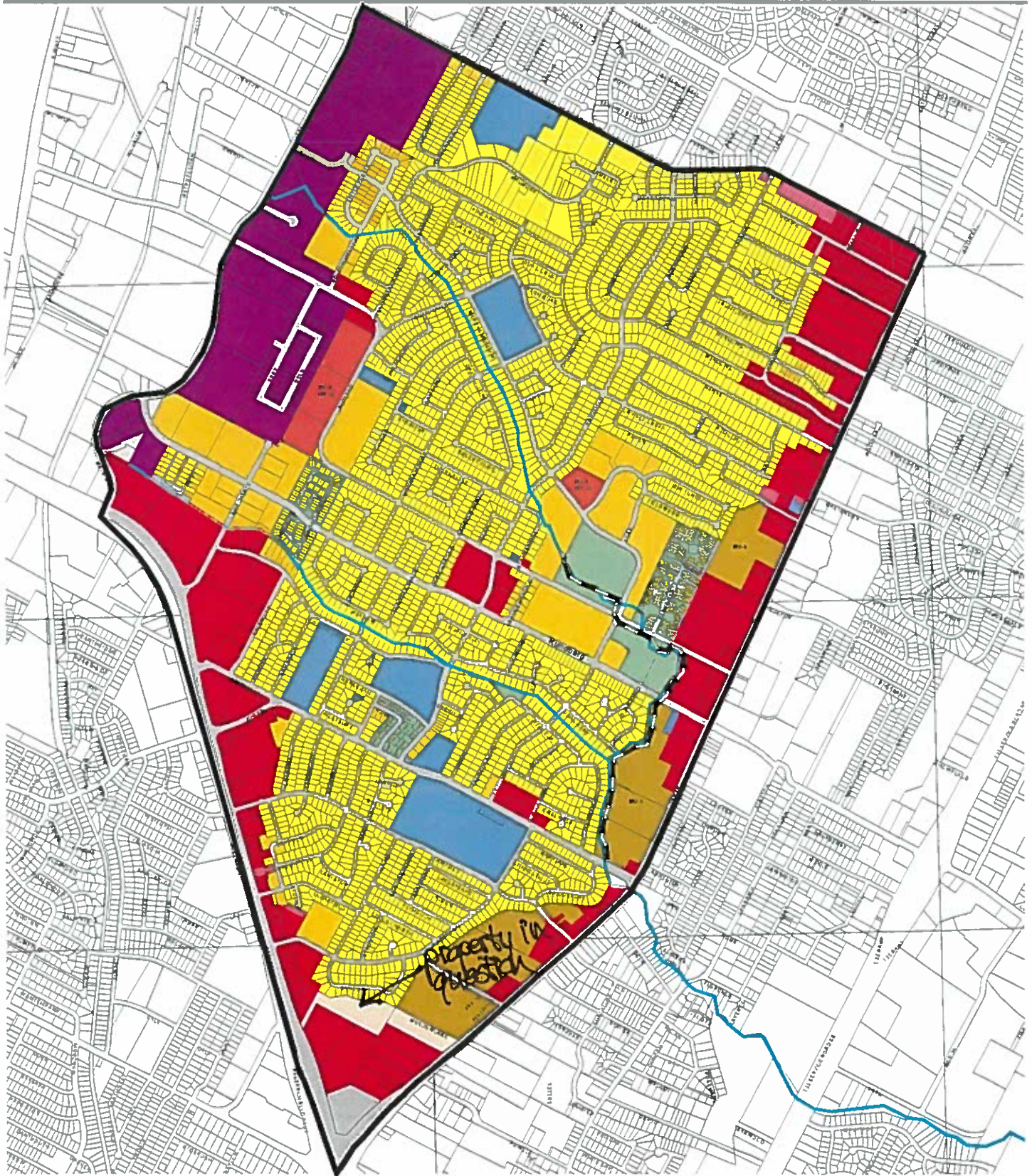
BE IT FURTHER RESOLVED:

The City Council directs the City Manager to identify all remaining properties currently being used as a mobile home residence park or mobile home subdivision, but not zoned mobile home residence (MH) district and submit the properties to Council for initiation of the appropriate zoning cases on September 20, 2018.

ADOPTED: August 23, 2018

ATTEST:


Jannette S. Goodall
City Clerk



**North Austin Civic Association
Neighborhood Planning Area**
Future Land Use Map
Adopted June 2000



Boundary
Proposed Green Belt

A comprehensive plan shall not
constitute zoning regulations or
establish district boundaries.

Landuse

Single-family	Office
Mobile Homes	Commercial
Multi-family	Civic
Open Space	Industry
Mixed Use (S) - Allow Mixed-Use Structures	
Mixed Use (R) - Rezone from LR to MF-2 Allow Mixed Residential	

